

Plan Commission Minutes

March 23, 2006

Approve April 26, 2006

CALL TO ORDER

MINUTES

Regular meeting of March 09, 2006

PUBLIC HEARINGS

Natural Resource Special Exception

Milwaukee County Department of Parks, Recreation and Culture Root River Bike Trail

A Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of natural resources. An extension of the existing Root River Bike Trail (which is a portion of the Oak Leaf Trail)

Approximately from West Drexel Avenue north to approximately Anderson Lake

PDD #23 Planned Development District, A-1 Agricultural District, FC Floodplain Conservancy District, R-6 Suburban Single-Family Residence District, FW Floodway District

Special Use

Wheaton Franciscan Services, Inc.

Wheaton Franciscan Healthcare Center

The construction of a building greater than 40,000 gross square feet and for the construction of a health care center with overnight patient beds, thus requiring Special Use approval for hospital use, as stated by the applicant (The City of Franklin has not made any specific determination as to the defined actual use/facility proposed).

Approximately 10101 South 27th Street

B-7 South 27th Street Mixed Use Office District

Special Use Amendment

S&L Holding LLC

Rawson Commons

Minor modifications to the site plan and architectural elevations.

Approximately 7322 West Rawson Avenue

B-2 General Business District

BUSINESS

Natural Resource Special Exception

Milwaukee County Department of Parks, Recreation and Culture Root River Bike Trail

A Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of Natural Resources. An extension of the existing Root River Bike Trail (which is a portion of the Oak Leaf Trail)

Approximately from West Drexel Avenue north to approximately Anderson Lake

PDD #23 Planned Development District, A-1 Agricultural District, FC Floodplain Conservancy District, R-6 Suburban Single-Family Residence District, FW Floodway District

Site Plan

Milwaukee County Department of Parks, Recreation and Culture Root River Bike Trail

Site Plan for an extension of the existing Root River Bike Trail (which is a portion of the Oak Leaf Trail)

Approximately from West Drexel Avenue north to approximately Anderson Lake

PDD #23 Planned Development District, A-1 Agricultural District, FC Floodplain Conservancy District, R-6 Suburban Single-Family Residence District, FW Floodway District

I. Mayor Taylor called the regular meeting of the Plan Commission of March 23, 2006, to order at 7:03 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Ziegenhagen, Ritter, Haley & Hanneman. Commissioner Bennett was excused. Also present were City Development Director Wheaton, Planning Manager Dietl, Senior Planner Booth, Planner II Mentkowski, Assistant City Engineer Romeis & City Attorney Wesolowski.

II.

A. Commissioner Ritter moved and Commissioner Hanneman seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, March 09, 2006, as corrected. Upon voice vote, all voted 'aye.' Motion carried.

III.

A. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:20 PM. Applicant presented the proposal. Several citizens and Alderman Sohns spoke. The Public Hearing was closed at 7:55 PM.

B. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:23 PM. Applicant presented the proposal. Several citizens and Alderman Solomon spoke. At the request of the applicant, the Public Hearing was not adjourned and is continued to the Plan Commission meeting of April 6, 2006.

C. Planner II Mentkowski read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:35 PM. Applicant presented the proposal. No member of the public coming forward, the Public Hearing was closed at 8:35 PM.

IV.

A. Commissioner Ritter moved and Alderman Skowronski seconded to recommend approval of the findings to the Common Council to accept the "Standards, Findings and Decision of the City of Franklin Common Council upon the application of Milwaukee County for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance (Section 15-9.0110)." Upon voice vote, all voted 'aye.' Motion carried.

B. Commissioner Ritter moved and Alderman Skowronski seconded to approve a resolution approving a site plan for Root River Bike Trail (Oak Leaf Trail) (Approximately from West Drexel Avenue north to approximately Anderson Lake) (Milwaukee County Department of Parks, Recreation and Culture, Applicant), contingent upon approval of the Natural Resource Special Exception by the Common Council. Upon voice vote, all voted 'aye.' Motion carried.

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Certified Survey Map

Wheaton Franciscan Services, Inc.
Wheaton Franciscan Healthcare Center
1-lot Certified Survey Map
Approximately 10101 South 27th Street
B-7 South 27th Street Mixed Use Office District

Special Use

Wheaton Franciscan Services, Inc.
Wheaton Franciscan Healthcare Center
The construction of a building greater than 40,000 gross square feet and for the construction of a health care center with overnight patient beds, thus requiring Special Use approval for hospital use, as stated by the applicant (The City of Franklin has not made any specific determination as to the defined actual use/facility proposed).
Approximately 10101 South 27th Street
B-7 South 27th Street Mixed Use Office District

Special Use Amendment

S&L Holdings LLC
Rawson Commons
Minor modifications to the site plan and architectural elevations.
Approximately 7322 West Rawson Avenue
B-2 General Business District

Rezoning

American Design & Build, Inc.
Ryan Road Commercial Condominiums
R-3 Suburban/Estate Single-Family Residence District to B-3 Community Business District
Approximately 4700 West Ryan Road
R-3 Suburban/Estate Single-Family Residence District

Site Plan

American Design & Build, Inc.
Ryan Road Commercial Condominiums
A multi-tenant commercial building
Approximately 4700 West Ryan Road
R-3 Suburban/Estate Single-Family Residence District

Monument Sign

MLG/FRANKLIN LLC
Subdivision Monument Sign
Approximately South 27th Street and West Oakwood Road
R-3 Suburban/Estate Single-Family Residence District

Concept Review

Jim Minelli
Franklin Automotive
Approximately 3012 West Ryan Road
B-2 General Business District

Announcement: Next Meeting scheduled for Thursday, April 06, 2006

Adjournment

- C. Commissioner Hanneman moved and Commissioner Ritter seconded to table action until the Plan Commission meeting scheduled for April 6, 2006. Upon voice vote, all voted 'aye.' Motion carried.
- D. Commissioner Hanneman moved and Commissioner Ritter seconded to table action until the Plan Commission meeting scheduled for April 6, 2006. Upon voice vote, all voted 'aye.' Motion carried.
- E. Alderman Skowronski moved and Commissioner Ziegenhagen seconded to recommend approval of a resolution to the Common Council to amend resolution 2005-5958 imposing conditions and restrictions for the approval of a special use for property located at approximately 7322 West Rawson Avenue (S&L Holding LLC). Upon voice vote, all voted 'aye.' Motion carried.
- F. Alderman Skowronski moved and Commissioner Ritter seconded to recommend approval of an ordinance to the Common Council to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to B-3 Community Business District (American Design & Build, Inc., Applicant) (Approximately 4700 West Ryan Road). Upon voice vote, all voted 'aye.' Motion carried.
- G. Commissioner Ritter moved and Commissioner Hanneman seconded to approve a resolution approving a site plan for Ryan Road Commercial Condominiums (Approximately 4700 West Ryan Road) (American Design & Build, Inc., Applicant), contingent upon approval of the rezoning by the Common Council. On voice vote, all voted 'aye.' Motion carried.
- H. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a resolution approving a monument sign for Hidden Oaks Subdivision (Approximately South 27th Street and West Oakwood Road) (MLG/FRANKLIN LLC, Applicant). Upon voice vote, all voted 'aye.' Motion carried.
- I. No action needed; none taken.
- J. Mayor Taylor announced the next regular meeting of the Plan Commission is scheduled for Thursday, April 06, 2006, beginning at 7:00 PM.
- V. Commissioner Ritter moved and Alderman Skowronski seconded to adjourn the Thursday, March 23, 2006, regular meeting of the Plan Commission, at 9:12 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.